17 Harebell Close

| DE11 7GZ | Guide Price £360,000

ROYSTON & LUND

- Guide Price of £360,000 - £375,000
- Generous Plot with Wrap-Around Garden
- Multiple Reception Rooms
- Wide Entrance Hall / WC
- EPC Rating - C
- Four Bedroom Detached
- Full Width Open-Plan Kitchen-Diner
- Principal Bedroom with En-suite
- Council Tax Band - D
- Freehold Property

Guide Price of £360,000 - £375,000

This attractive four-bedroom detached property is entered via a wide and welcoming entrance hall. To the left is a versatile lounge area, ideal for use as a home office or snug, while to the right sits an ample living room featuring a walk-in box bay window and a fireplace as a central focal point.

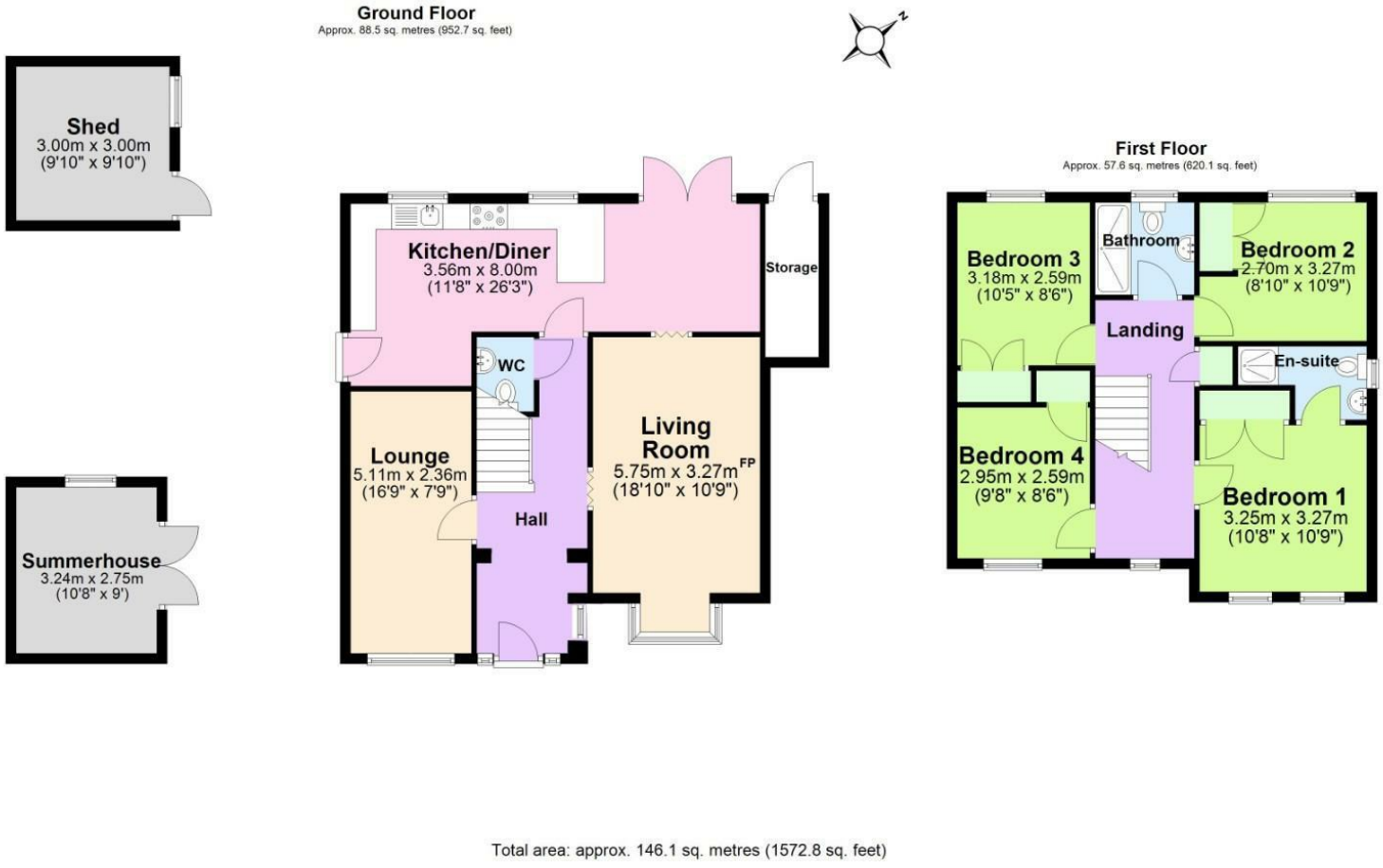
To the rear of the property is a full-width open-plan kitchen and dining area, perfectly suited to family life and entertaining. The kitchen is fitted with a range of integrated appliances including a dishwasher, washing machine, Rangemaster gas hob and oven (subject to sale), and an extractor fan, offering both style and practicality. A convenient WC is located beneath the stairs, completing the ground-floor accommodation.

Upstairs, there are four well-proportioned bedrooms, all benefitting from integrated storage. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

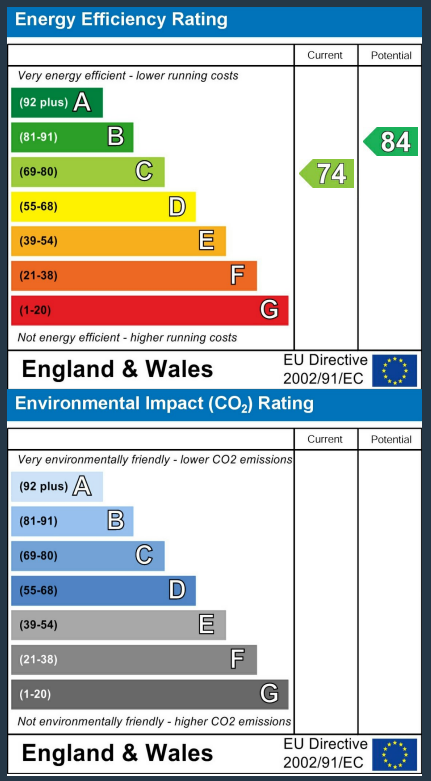
Externally, the garden is a true highlight of the home. The wrap-around garden features a well-maintained lawn, mature planting beds with established trees, and a generous patio area that opens directly from the dining space. A summerhouse and shed provide additional storage and flexibility. To the front, a driveway offers off-road parking for two vehicles, while from the upper floor the property enjoys pleasant open views.

This property enjoys the best of village living with easy access to a range of everyday amenities and services. The property is within walking distance of local shops and eateries along the High Street. Families are well-served with schooling options nearby: younger children can attend Woodville Infant School and Woodville Schools Federation, both just a short distance from home, while older pupils are served by Granville Academy for secondary education.

For more information - https://reports.sprift.com/property-report/?access_report_id=4965317



Total area: approx. 146.1 sq. metres (1572.8 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND